

Winter/Spring Report 2017



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Improvement Over the Years

You can very often tell a lot about the management of a building when the areas that you rarely see are maintained every bit as well as the areas you see every day.

A review of the past 17 years of newsletters will give you the story of how much of this beautiful building is brand new.

Here we tell the latest story of many more of the major improvements that conclude an almost complete renovation of the unseen heart of the entire building.

New Sidewalk, Planters and Canopy



After thirty-one years, our once beautiful slate sidewalk had finally deteriorated to the point that replacement was essential.

Dangerous conditions were created by winter freezing forcing some slabs to dislocate, causing tripping hazards. The surface had become very slippery and dangerous in wet weather.

We now have a new non-slip, stained concrete sidewalk that should last another thirty years. It was our desire to replicate the color and pattern of the old sidewalk and we are very happy with the result.

The elegant new planters on 70th Street now have their first planting of pansies that will mature and grow for two or three months.

The canopy cover has been modified slightly and a new canvas covering has been installed.

Board of Managers

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BuildingLink and KeyLink – Building Automation & Control

Trafalgar House now has a high-tech integrated whole-building management system. Residents will now get an email when your laundry or dry cleaning or a package has been delivered.

Keys can be checked out for guests even if you are out of town.

Residents should have received a package describing the



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Cooling Tower Control, Water Quality Sensors

Over the years we have made major improvements in all building systems.

For example, the cooling towers have been completely rebuilt with stat-of-the-art computerized components.



One of two new computerized control panels that operate the cooling towers. The inset above left is the control panel for the continuous water quality sensor, below that is the readout of the cooling tower status that is installed in the concierge station.

Waterproofing, A/C Moving & Upgrading, HVAC Filtering



1. Due to the high volume of water that flows through the 30th floor mechanical room with its many pumps and large air conditioning unit, leaks are always a potential threat. The floor has been waterproofed to reduce risk of damage from leaks.

2. A filtration system improving the flow and quality of the water to the residential HVAC units has been installed. This will prolong the life of the units.

3. The condensers for the elevator room air conditioner have been moved to the roof. This avoids the possibility of leaks shutting down the elevators.

4. A new ceiling mounted air conditioning unit has been installed in the compactor room and another in the laundry room.

1. Waterproof entire floor of 30th floor mechanical room. 2. New filter system to condition water flowing to residential HVAC units. 3. Relocated a/c units for elevator mechanical room to roof. 4. New air conditioners for compactor and laundry rooms.

New Computer Controlled Variable Speed Motors for HVAC



New variable speed, computer controlled motors are energy efficient and can instantly cover for failure in the other unit.

These new variable speed motors pump water to the entire building HVAC system. The improvement in efficiency in both energy consumption and system balance is significant.

The pumps can now automatically adjust speed to compensate for needed additional pressure due to demand from individual units throughout the building.

Also, if one pump fails, the other can handle the demand for the entire

system until the failure is corrected. This allows for long term health of the motors since they can run at a moderate level of effort over the long life required of the system.

There is inherent vibration and noise created by these powerful motors and the water flowing through the system at such a high volume and pressure. To mitigate propagation of noise and vibration, insulators have been installed between the motors and the pipes serving the building HVAC units.

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This flexible rubber expansion joint reduces vibration and noise in the HVAC system.

BuildingLink and KeyLink – Building Automation & Control *(continued)*

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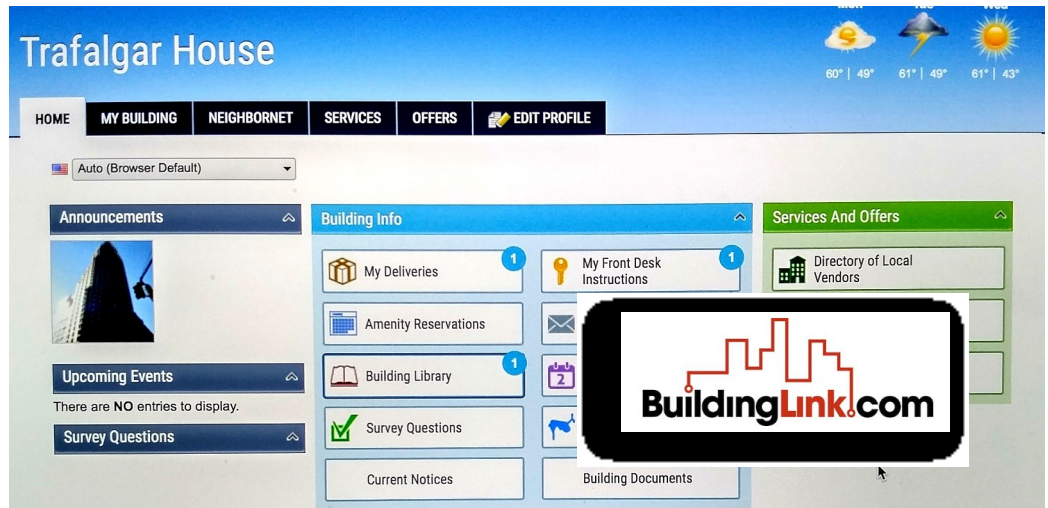
BuildingLink and KeyLink systems and how they can serve you in many ways.

Residents can connect with BuildingLink via the website dedicated to our building.

This new system adds a new level of security and service. It allows the concierge to keep an accurate log of deliveries and key access to your unit.

To email concierge use the new building email address:

188concierge@gmail.com



This is the page on the BuildingLink website that you will see when you log in to your own Trafalgar House account. If you need to email the concierge outside the BuildingLink system, please use the new building email address: 118concierge@gmail.com.

New Security Cameras with Motion Sensors

New motion and sound activated cameras have been installed to cover the doctors' offices, emergency doors, and service elevator.

This significantly improves the overall security of our building

and fills a gap in coverage. There are sixteen cameras in all, the four sound and motion activated cameras cover the doctors' offices and service elevator, making it impossible for an intruder to gain access to the interior of the building

unnoticed. Recording of activity is saved for all cameras for a period of time to make it possible to review any past activity that might be of concern or require documentation for legal or insurance purposes.

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The concierge station security camera monitor displays all coverage areas. Movement or sound in some areas will trigger an alarm.